

Rowan Close

Lichfield, Staffordshire, WS13 6ES



An extended and corner plotted three bedroom semi detached house with southerly facing rear garden and walking distance to the City centre and amenities.

£300,000



John German

An attractive three bedroom semi detached house positioned on a small estate that is approached from Burton Old Road West and offers buyers a most conveniently located home with potential to further extend and personalise to their own style.

The property is gas centrally heated and uPVC double glazed and offers an enclosed storm porch that then leads into the reception hall with staircase leading to the first floor.

Off the reception hall is a through lounge with window to the front and patio doors to the rear together with a feature modern stone fireplace and gas coals fire.

The fitted kitchen enjoys very pleasant rear garden views and has a full range of white panel fronted base and wall units, contrasting worktops and splash back tiling, inset sink unit, built in double oven, gas hob and extractor hood.

Immediately adjacent to the kitchen is a large separate dining room with side aspect window and external doors. Leading off is a very useful modern fitted and tiled three piece guest's cloakroom and shower.

The first floor landing has a side facing window, built in boiler/airing cupboard and access to the three bedrooms and family bathroom. Bedroom one is a front facing double room with built in wardrobes and dressing table, bedroom two is a rear facing double room with built in wardrobe and bedroom three is a single sized front facing room.

The family bathroom is fully tiled and has a bath, wash hand basin and low level WC.

Outside a single garage has two parking spaces in front of. There are lawned front and side gardens with various shrubs and a laurel screen hedge.

The southerly facing rear garden has a patio area, good sized lawn and well stocked and varied borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18042024

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Approximate total area⁽¹⁾

915.93 ft²
85.09 m²

Reduced headroom

4.93 ft²
0.46 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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